

Document No. 3715
Voted at Meeting of 1/18/79

BOARD OF APPEAL REFERRALS

January 18, 1979

1. Z-4295 Speedy Muffler King
687-691 Columbia Road, Dorchester
2. Z-4297 Sons of Divine Providence
445 William F. McClellan Highway, East Boston
3. Z-4299 George E. Manning, Jr.
40 Oak Street, Hyde Park
4. Z-4300 Mary Shippee
104-106 P Street, South Boston
5. Z-4306 Herbert H. Sobol
834-842 Morton Street, Dorchester
6. Z-4307 Martin and Jorge Epstein
1261-1299 Blue Hill Avenue, Mattapan
7. Z-4308 Fred H. Morrison
475 Centre Street, Jamaica Plain
8. Z-4309 Jorge and Martin Epstein
1301-1303 Blue Hill Avenue, Mattapan
9. Z-4317 James Goralnick
372-378 Boylston Street, Boston
10. Z-4323-4324 John M. Owirka
374-376 Savin Hill Avenue, Dorchester
11. Z-4328 Montessori Family Center, Inc.
188 Geneva Avenue, Dorchester

MEMORANDUM

January 18, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/16/79 Z-4295
Speedy Muffler King
687-691 Columbia Road
Dorchester
At Edward Everett Square

13,485 square feet of land

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story muffler repair shop structure.

Violation(s):

Section

Required

Proposed

8-7 Sale and installation of mufflers is forbidden
in an H-1 district.

11-1 Proposed signs not allowed in H-1 district.

Location of proposed facility at heavily congested Edward Everett Square would create hazardous traffic conditions. Columbia Road residents are adamantly opposed and concerned about noise, traffic and property depreciation generated by proposal in an already declining residential neighborhood. Recommend denial.

VOTED: In reference to Petition Z-4295, brought by Speedy Muffler King, 687-691 Columbia Road, Dorchester, for a forbidden use and conditional use to erect a one-story muffler repair shop structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Location of proposed facility at heavily congested Edward Everett Square would create hazardous traffic conditions. Columbia Road residents are adamantly opposed and concerned about noise, traffic and property depreciation generated by proposal in an already declining residential neighborhood.



Z-4295
687-91 COLUMBIA RD.
(DOR.)

Board of Appeal Referrals 1/13/79

Hearing: 1/16/79

Z-4297
 Sons of Divine Providence
 445 Wm. F. McClellan Hwy.
 East Boston
 at Waldemar Avenue

2.7 acres of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Erect two free standing signs.

Violation(s):

SectionRequiredProposed

11-1 Free standing signs not allowed in residential district.

The two 16' x 24' signs, which would depict a representation of the Madonna statue and indicate Don Orione Home and Shrine, are excessive. Neighborhood is concerned over possible adverse traffic impact on surrounding residential community. Petitioner should consult with Authority staff for review and design of smaller signs. Recommend denial as submitted.

VOTED: In reference to Petition Z-4297, brought by Sons of Divine Providence, 445 William F. McClellan Highway, East Boston, for a conditional use to erect two free standing signs in single family (S-.5) and residential (R-.8) districts, the Boston Redevelopment Authority recommends denial as submitted. Signs are excessive. Concern exists over possible adverse traffic impact on surrounding residential community. Petitioner should consult Authority staff for review and design of smaller signs.

LARAZUS
C CHURCH

Board of Appeal Referrals 1/18/79

Hearing: 1/23/79

Z-4299
George E. Manning, Jr.
40 Oak Street, Hyde Park
Near Maple Street

2½ story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one family to
two family dwelling.

Violation(s):

Section

Required

Proposed

14-2 Lot area is insufficient.

8000 s.f.

7287 s.f.

Proposal is consistent with two and three family
residential occupancy of street. Little City Hall
has no objection. Recommend approval.

VOTED: In reference to Petition Z-4299, brought by
George E. Manning, Jr., 40 Oak Street, Hyde
Park, for a variance for change of occupancy
from one to two family dwelling in a residential
(R-.5) District, the Boston Redevelopment
Authority recommends approval. Proposal is con-
sistent with two and three family residential
occupancy of street.



Z-4299

40 OAK ST.
(H.P.)

Board of Appeal Referrals 1/18/79

Hearing: 1/23/79 Z-4300
 Mary Shippee
 104-106 P Street, South Boston
 Near East Fourth Street

Three-story frame structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 district.		
14-2. Lot area is insufficient	6500 s.f.	1326 s.f.
17-1. Open space is insufficient	800 s.f.	0

First floor apartment formerly occupied as store, is consistent with residential neighborhood . Community has no objections. Recommend approval.

VOTED: In reference to Petition Z-4300, brought by Mary Shippee, 104-106 P Street, South Boston, for a forbidden use and two variances to legalize occupancy for two family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal consistent with residential neighborhood.



FARRAGUT

PARKING AREA

AQUAP ST.

MARINE

Z-4300

104-106 P STREET
(S.B.)

ROAD

PUBLIC LANDING

WALL

ACADIA

STREET

EAST

EA ST

ST

EAST FOURTH

EAST FIFTH

EAST SIXTH

EAST SEVENTH

SECOND

THIRD

STREET

STREET

BROADWAY

STREET

STREET

STREET

STREET

Board of Appeal Referrals 1/18/79

Hearing: 2/6/79

Z-4306
Herbert H. Sobol
834-842 Morton Street
Dorchester
At Norfolk Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five stores to three stores
and two offices.

Violation(s):

Section

Required

Proposed

8-7. Driving school office is conditional in
an L-.5 district.

Offices will be occupied by a fuel company and a driving
school. Neighborhood and Little City Hall have no objections.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4306, brought by
Herbert H. Sobol, 834-842 Morton Street,
Dorchester, for a conditional use for a change
of occupancy from five stores to three stores
and two offices in a local business (L-.5)
district, the Boston Redevelopment Authority
recommends approval provided petitioner acquire
or lease off-street parking space for driving
school vehicles.



7-4306
834-842 MORTON ST.
(DOR)

Board of Appeal Referrals 1/18/79

Hearing: 2/6/79

Z-4307
Martin & Jorge Epstein
1261-1299 Blue Hill Avenue,
Mattapan
near Ormond Street

One story masonry structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from office, light manufacturing of cloth labels and printing to display and sale of restaurant fixtures, fabricating of sample wrought iron devices and medical center.

Violation(s):

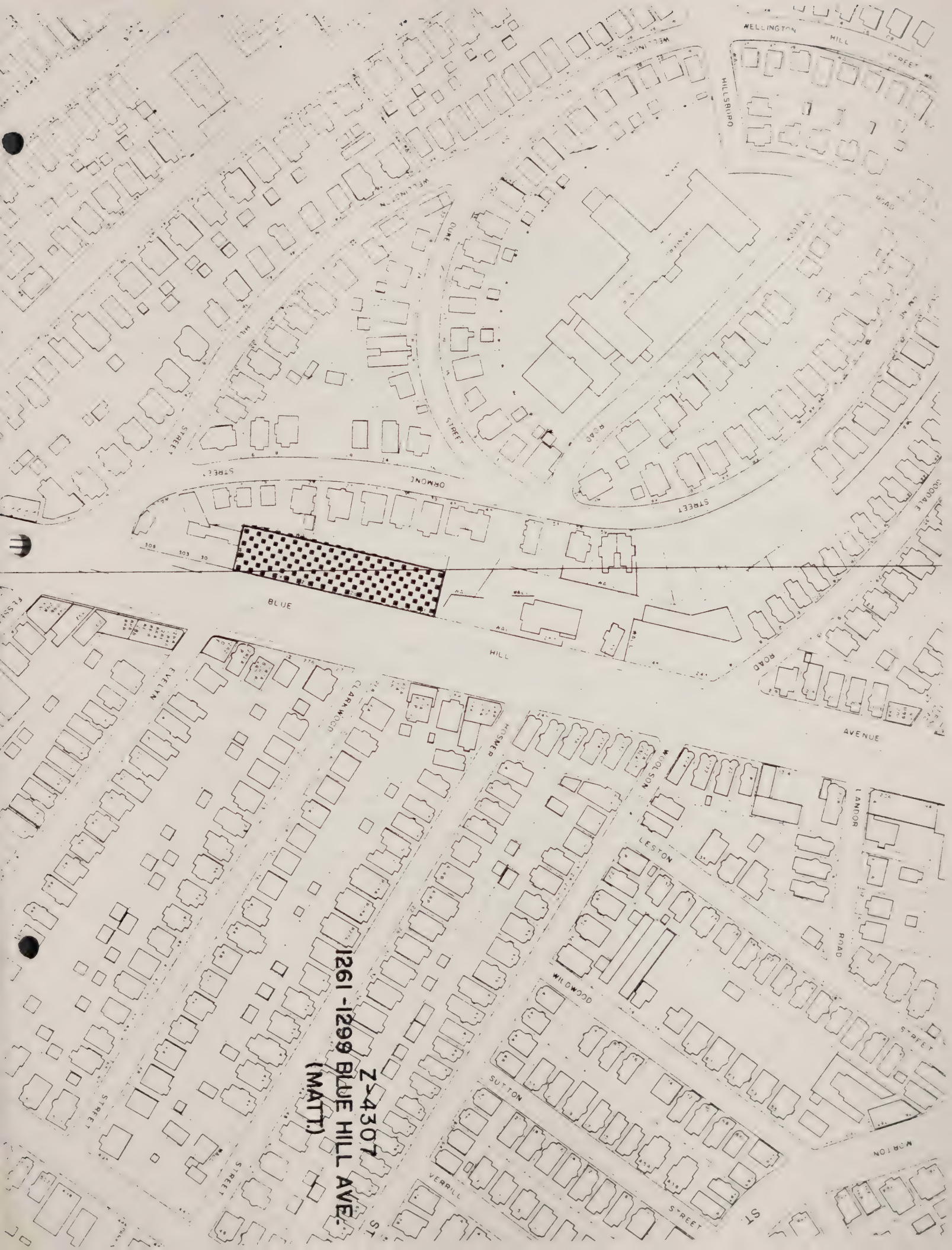
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
----------------	-----------------	-----------------

9-2. A change in a non-conforming use requires Board of Appeal hearing.		
---	--	--

23-7. Off street parking is insufficient.		
---	--	--

Medical Center has existed at site for seven years. Neighborhood and Little City Hall have no objection to proposal. Recommend approval with provisos.

VOTED: In reference to Petition Z-4307, brought by Martin & Jorge Epstein, 1261-1299 Blue Hill Avenue, Mattapan, for a change in a non-conforming use and a variance for change of occupancy from office, light manufacturing of cloth labels and printing to display and sale of restaurant fixtures, fabricating of sample wrought iron devices and medical center in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that space be acquired or leased to provide adequate off street parking; that plans be submitted to the Authority for design review.



Z-4307
1261-1299 BLUE HILL AVE.
(MATT)

Board of Appeal Referrals 1/18/79

Hearing: 2/6/79

Z-4308
Fred H. Morrison
475 Centre Street,
Jamaica Plain
at Pershing Rd.

Gas service station.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Gas service station is conditional in an R-.5 district.		
20-1. Rear yard is insufficient	40 ft.	36 ft.

Expansion of this gas service station facility is inappropriate and would have a detrimental impact on adjacent residential properties. There is substantial neighborhood opposition. Recommend denial.

VOTED: In reference to Petition Z-4308, brought by Fred H. Morrison, 475 Centre Street, Jamaica Plain, for a conditional use and a variance to erect a one story addition to a gas service station in residential (R-.5) & local business (L-.5) districts, the Boston Redevelopment Authority recommends denial. Proposed expansion is inappropriate and would have a detrimental impact on adjacent residential properties. There is substantial neighborhood opposition.

Z-4308
475 CENTRE ST.
(J.P.)



8

Board of Appeal Referrals

1/18/79

Hearing: 2/13/79

Z-4309

Jorge & Martin Epstein
1301-1303 Blue Hill Avenue
Mattapan
near Ormond Street

One story masonry structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Erect one story addition to office & store structure.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non-confirming use requires Board of Appeal Hearing.

14-2. Lot area is insufficient

6500 s.f.

5300 s.f.

19-1. Side yard is insufficient

10 ft.

0

20-1. Rear yard is insufficient

40 ft.

14 ft.

Proposal would create additional office space and provide display area for architectural antiques. Community and Little City Hall have no objection. Recommend approval.

VOTED: In reference to Petition Z-4309, brought by Jorge & Martin Epstein, 1301-1303 Blue Hill Avenue, Mattapan, for an extension of a non-confirming use and three variances to erect a one story addition to a store and office structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



1301-1303 BLUE HILL AVENUE
(MAT 1)

Z-4309

Board of Appeal Referrals 1/18/79

Hearing: 1/16/79

Z-4317
James Goralnick
372-378 Boylston Street, Boston
near Berkeley Street

Six story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>B-8</u>	waterfront_____
	single family_____		manufacturing_____

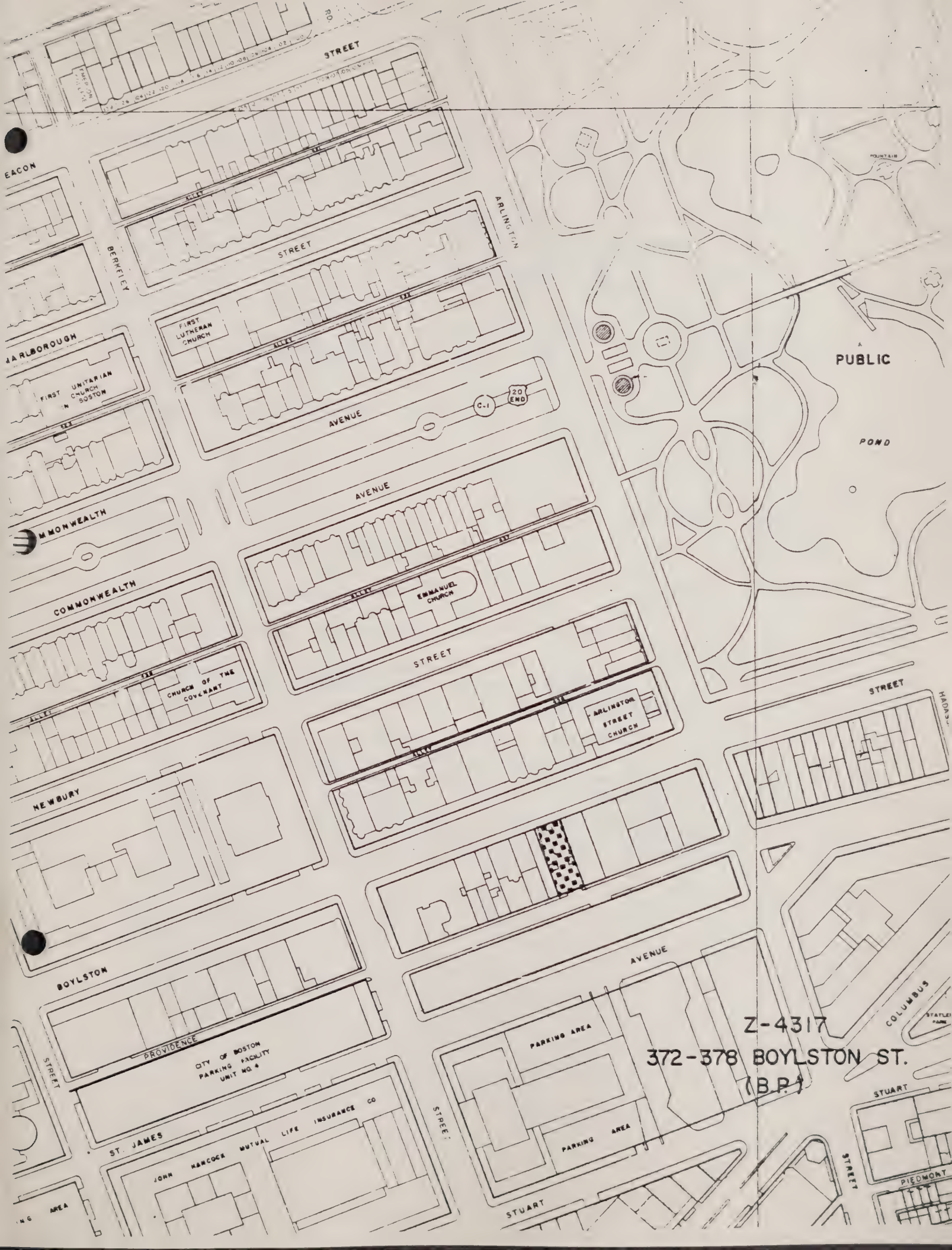
Purpose: Change occupancy from stores and offices to
 offices and schools.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A bartending school is conditional in a B-8 district.		

Proposal is compatible with commercial area. Neighborhood association has no objection. Recommend approval.

VOTED: In reference to Petition Z-4317, brought by James Goralnick, 372-378 Boylston Street, Boston, for change of occupancy from stores and offices to offices and schools in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with commercial area.



Z-4317
372-378 BOYLSTON ST.
(B.P.)

Board of Appeal Referrals

1/18/79

Hearing: 1/23/79

Z-4323-4324

John M. Owirka

374-376 Savin Hill Avenue,

Dorchester

near Linda Lane

Two story frame structure.

District(s): apartment _____
residential R-.8
single family _____

general business _____
local business _____

industrial _____
waterfront _____
manufacturing _____

Purpose: subdivide building and lot.

Violation(s):

Section

Required

Proposed

14-1. Lot area is insufficient

5000 s.f.

2535 s.f.

2609 s.f.

19-1. Side yard is insufficient

10 ft.

0

10-1. Parking not allowed within required front yard.

It is proposed to subdivide and sell one half of existing duplex structure. Occupancy would be two one-family dwellings. Abutters have no objection. Recommend approval.

VOTED: In reference to Petitions Z-4323-4324, brought by John M. Owirka, 374-376 Savin Hill Avenue, Dorchester, for six variances to subdivide building and lot in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal will not impact this residential neighborhood.



Z-4323-24
374-376 SAVIN HILL AVE.
(DOR.)

Board of Appeal Referrals 1/18/79

Hearing: 1/23/79

Z-4328

Montessori Family Center, Inc.
188 Geneva Avenue, Dorchester
near Beechwood Street

Two-story masonry structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: to change occupancy from day care center and offices to day care center, parent-child center, community center, offices, and cafeteria.

Violation(s):

Section

Required

Proposed

- 7-4. In variance with former decision of Board of Appeal.
- 8-7. Day care center is conditional in an M-1 district.
- 8-7. Community center is conditional in an M-1 district.

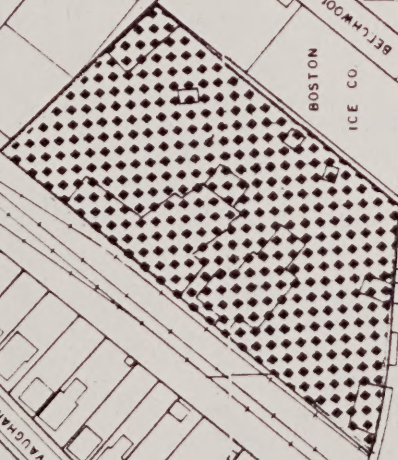
Building was formerly owned and occupied by Avco Corporation. Center provides services for 300 Dorchester and Roxbury children in its day care and parent-child programs. No community opposition. Recommend approval.

VOTED: In reference to Petition Z-4328, brought by Montessori Family Center, Inc., 188 Geneva Avenue, Dorchester, for two conditional uses and a variance for change of occupancy from day care center and offices to day care center, parent-child center, community center, offices, and cafeteria in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Center provides much needed services for Dorchester-Roxbury communities.



Z-4328

188 GENEVA AVE
(DOR.)



BOSTON
ICE CO